



PADDINGTON HOTEL INSTRUCTION

SALE Option & LEASE Option available



The information and attachments contained herein are provided for marketing purposes only and should not be construed as warranties, guarantees, or factual representations regarding the described asset. Zephyrus London Ltd does not assume any responsibility or liability for the accuracy, completeness, or suitability of the information contained in this material. All interested parties are advised to carry out their own due diligence. This material is intended solely for the use of Zephyrus London Ltd and any parties authorized by Zephyrus London Ltd. Unauthorized use, disclosure, or reproduction without Zephyrus London Ltd's permission is strictly prohibited.

Paddington Hotel

Description:

Introducing this small 18-key Victorian Hotel, a prime freehold property suitable both for investment and development. The hotel is arranged over five floors, offering 18 bedrooms, of which 16 bedrooms are en-suite, as well as a large reception area on the ground floor, and a dining area on the lower-ground floor.

Location:

0.5 miles away from Hyde Park

0.2 miles away from Paddington Station

Specifications:

- Freehold
- 4,127 sqft
- Vacant Possession
- EPC: C
- Brand-new Gas line

For Lease

- Asking price in excess of £250,000 pa
- One month rent in advance

For Sale P.O.A

The information and attachments contained herein are provided for marketing purposes only and should not be construed as warranties, guarantees, or factual representations regarding the described asset. Zephyrus London Ltd does not assume any responsibility or liability for the accuracy, completeness, or suitability of the information contained in this material. All interested parties are advised to carry out their own due diligence. This material is intended solely for the use of Zephyrus London Ltd and any parties authorized by Zephyrus London Ltd. Unauthorized use, disclosure, or reproduction without Zephyrus London Ltd's permission is strictly prohibited.



DEVELOPMENT POTENTIAL SUMMARY

Price, floor plans, and
revenue information
upon application.

1. One-storey Roof Extension

The current owner has considered submitting a planning application for a one-storey roof extension.

- The roof extension will take away the smallest single room on the top floor and create 2-3 extra bedrooms.
- Estimated build cost provided by contractor: 200-250K

2. Change of Use and renovation

For its close proximity to Hyde Park and easy transportation link, the hotel has great potential for Long Let, Student Accommodation, or Serviced Apartment.

- Reception area and dining room can be reconfigured into two large studios.
- The fourth floor can be reconfigured into one two-bedroom flat.
- Estimated renovation and build cost: 300-400k





ZEPHYRUS LONDON

**FOR ALL INQUIRIES &
FREE PROPERTY VALUATION**

+44 7342155939